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RECEIVED

REVIEW NO. _____

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION
(See Boone County Zoning Regulations).

SECTION A (To be completed by applicant)

1. (Check One) Boone _____ Florence _____ Walton _____ Union _____
2. (Check One) _____ Conditional Use Permit Variance _____ Appeal _____
_____ Change in Non-Conforming Use _____
3. Applicant's Name TIMOTHY R. McNEELY
Phone Number _____ Registered Land Surveyor
Applicant's Address 6256 Main Street
Burlington, KY 41005 Ph. 586-6497
City State Zip
4. Description of Request: CHANGE THE FRONT SETBACK
FROM 75' TO 50'
5. Name of Development UNNAMED
6. Location of Development KY 237 & I-275, SE. CORNER
7. Acreage Under Review 4.185 AC.
8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
9. Owner of Property HOWARD L. RAVENS CRAFT & LOLA MAE ANDERSON
Phone Number 689-4311
10. Address of Property Owner PO Box 260
HEBRON KY. 41048
City State Zip
11. Proposed Use(s) On Site COMMERCIAL BUILDING 4 OR 5 LOTS.
12. Total Square Footage of Existing and/or Proposed Buildings
UNKNOWN
13. Current Zoning on Property C-4
14. Deed Book 359 Page No. 289 Group No. 2008
15. Is the site subject to a zone change? NO.
If yes, give date of approval _____
16. Have you submitted a Site Plan with this request? YES
17. Have you submitted a list of adjoining property owners with this request? YES
18. Applicant's Signature: Timothy R. McNeely
19. Property Owner's Signature: Howard L. Ravenscraft
Lola M. Anderson

TIMOTHY R. McNEELY
Registered Land Surveyor
6256 Main Street
Burlington, KY 41005 Ph. 586-6497

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 10-1-92
2. Fee Received \$461.00 R9419
3. Is application complete? Yes No
4. Staff Reviewer Jeff Hayes
5. Scheduled Board Action Date Nov. 23 1992
6. Board Action:
 Approval
 Approved with Conditions. (See #7)
 Disapproved (See #8)
7. Conditions: _____

8. Reasons for Disapproval: _____

NOV 19 1992

REVIEW NO. _____

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations).

SECTION A (To be completed by applicant)

- 1. (Check One) Boone Florence Walton Union
- 2. (Check One) Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
- 3. Applicant's Name DR HOWARD RAVENS CRAFT
Phone Number 689-4311
Applicant's Address PO BOX 260
HEBRON KY. 41048
City State Zip
- 4. Description of Request: CHANGE FRONT YARD SETBACK FROM 15 FT. TO 50 FT FOR THREE PROPOSED COMMERCIAL LOTS AND WAIVE ALL OR PART OF FEE
- 5. Name of Development _____
- 6. Location of Development SE. CORNER KY. 237 & 1-275
- 7. Acreage Under Review 4.1 AC.
- 8. Lot Number and Name of Subdivision (if part of a subdivision) _____
- 9. Owner of Property LOLA MAE ANDERSON - DR HOWARD RAVENS CRAFT
Phone Number 689-4311
- 10. Address of Property Owner PO BOX 260
HEBRON KY. 41048
City State Zip
- 11. Proposed Use(s) On Site MEDICAL OFFICE BUILDING - DRUG STORE AND/OR MEDICAL LAB
- 12. Total Square Footage of Existing and/or Proposed Buildings MEDICAL OFFICE BLDG. 10,000 SF
- 13. Current Zoning on Property C-4
- 14. Deed Book 359 Page No. 289 Group No. 2008
- 15. Is the site subject to a zone change? NO
If yes, give date of approval _____
- 16. Have you submitted a Site Plan with this request? NO
- 17. Have you submitted a list of adjoining property owners with this request? YES
- 18. Applicant's Signature: [Signature]
- 19. Property Owner's Signature: [Signature]

X
X

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 11-19-92
2. Fee Received \$461.00 R8112
3. Is application complete? Yes No
4. Staff Reviewer Jeff Hayes
5. Scheduled Board Action Date Dec 92 Jan 13, 93
6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
7. Conditions: See Minutes

8. Reasons for Disapproval: _____

STAFF REPORT

#1

DEVELOPMENT: Ravenscraft
 APPLICANT: Timothy R. McNeely
 LOCATION: KY 237 & I-275, Southeast corner
 ZONING: Commercial Four (C-4)
 DATE: December 9, 1992

REMARKS: *History on discription* *surroundings* *land use*
& zoning

The applicant is requesting a Variance to change the required front setback from seventy-five feet (75') to fifty feet (50'). The 4.185 acre site is located at KY 237 and I-275, Southeast corner, (P.O. Box 260, Hebron, Kentucky). The variance is for the proposed lots numbers 1, 2 and 3 on the site. The property is zoned Commercial Four (C-4) and is owned by Howard L Ravenscraft and Lola Mae Anderson. In addition, the owner is requesting that all or part of the fee be waived.

The owners plan to develop the property into 5 commercial lots (see attached drawing). The owners feel that the seventy five foot (75') front set back would not allow adequate building space on the subdivided lots. As of this date, the applicant has not submitted a Preliminary Plat Review.

Table #31.1, Dimensional Standards, of the 1990 Boone County Zoning Regulations indicates that for C-4 zoning the minimum lot size is 10,000 square feet; minimum frontage is 100 feet; minimum front yard setback is 75 feet; minimum rear yard setback is 20 feet; and minimum side yard setback is 10 feet.

The following reviews the seven criteria the Board must use to judge each variance request:

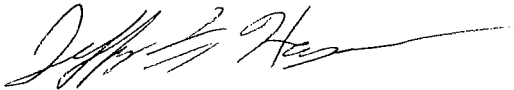
1. If the Variances are granted, they would not adversely affect the public health, safety or welfare. Staff foresees no such adverse affects.
2. The Variances will not alter the essential character of the general vicinity. The applicant is considering locating a medical office on one of the future commercial sites.
3. The Variances will not cause a hazard or a nuisance to the public. Staff foresees no such hazard or nuisance.
4. The Variances will not allow an unreasonable circumvention of the requirements of the zoning regulations.
5. The requested Variances do not arise from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.

6. The Board should decide if the strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant. The applicant has indicated that the dimensional requirements of the Zoning Regulations would not allow the construction of a building on the minimum lot size.
7. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought. Neither the proposed lots or the proposed street have been approved. Staff questions whether an alternative site development scheme could work on the site.

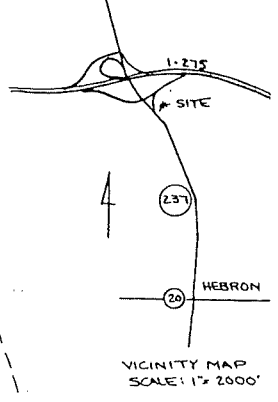
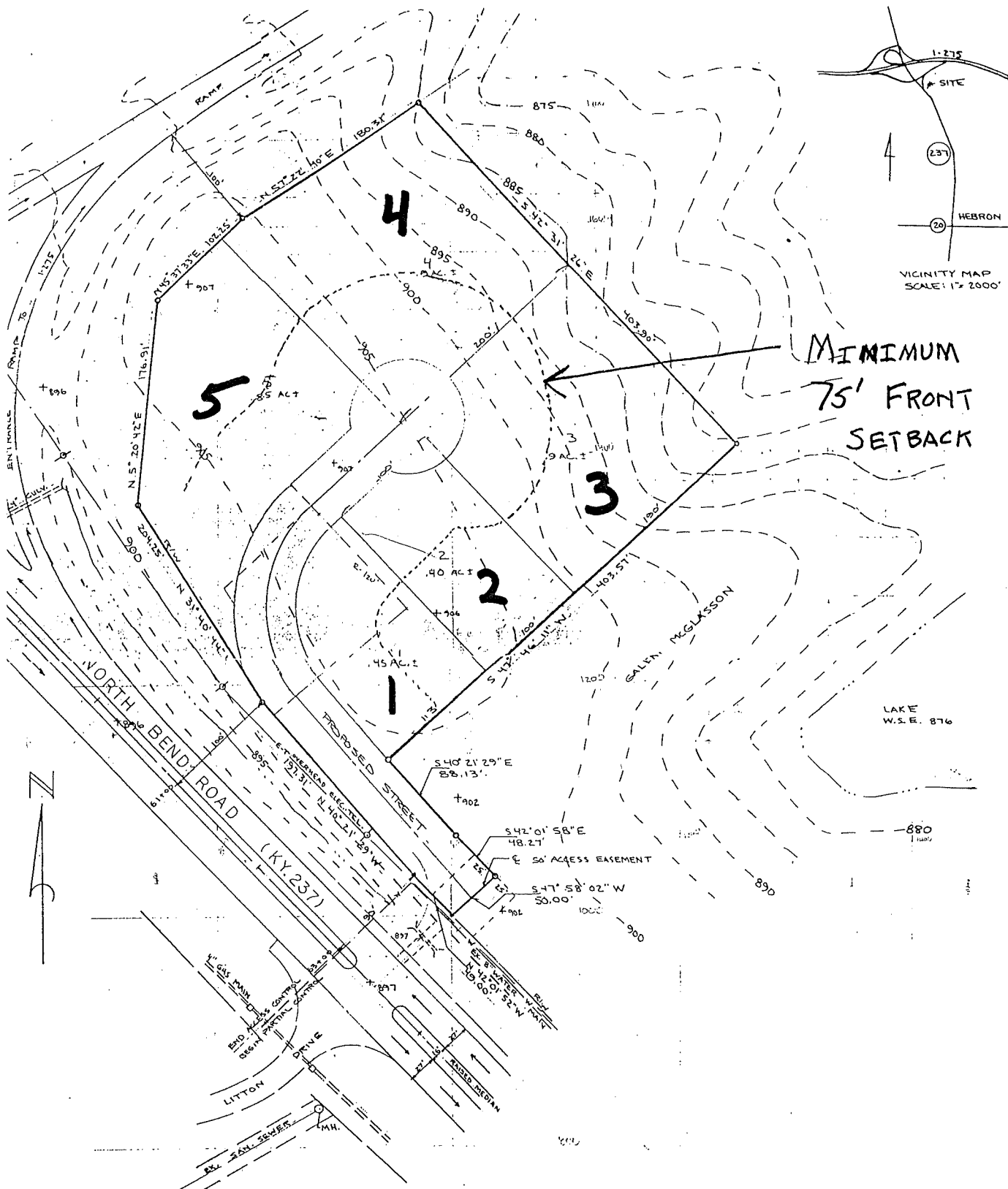
Suggested Conditions:

Staff recommends that if the variance is approved, it should be effective only if the land is developed as seen in the drawings, and if it is developed as a single property or any other configuration this variance should not apply.

Respectfully Submitted,



Jeffrey F. Hayes
Planner I



PRELIMINARY PLAT

PRESENT ZONE - C-4
TOTAL AREA - 4.1 ACRES
TOTAL NO. LOTS - 5

BOONE COUNTY KY.
HOWARD RAVENSCHRAFF - OWNER

TIMOTHY R. MCNEELY
Professional Land Surveyor
6294 South Street
Hulltown, KY 40341

COPY

NO. 93-BCBOA-001 A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Lola Mae Anderson/Dr. Howard Ravenscraft
P.O. Box 260
Hebron, Kentucky 41048
2. ADDRESS OF PROPERTY
South east corner of KY 237 & I-275
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Medical Office Building

DEED BOOK: 359

PAGE NO.: 289

GROUP NO.: 2008

4. TYPE OF RESTRICTION (S) (Check all that apply)

<input type="checkbox"/>	Zoning Map Amendment from _____ to _____	<input type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Development Plan	<input type="checkbox"/>	Conditional Zoning Condition
<input type="checkbox"/>	Subdivision Plat (unrecorded)	<input type="checkbox"/>	Other: (Specify)
<input checked="" type="checkbox"/>	Variance		

5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005


SIGNATURE OF COMPLETING OFFICIAL

Jeffrey Hayes, Planner I
NAME AND TITLE OF COMPLETING OFFICIAL
(type or print)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

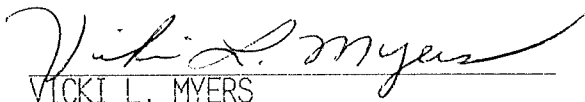
Subscribed, sworn to, and acknowledge before me by Jeffrey F. Hayes
on behalf of the Boone County Planning Commission this 5th day
of April, 1993.


VICKI L. MYERS
NOTARY PUBLIC, State at Large

My commission Expires:

April 8, 1995

This instrument was prepared for recording purposes only by:


VICKI L. MYERS
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of January 13th, 1993, (Certificate of Land Use Restriction # 93-BCBOA-001), for Ravenscraft/Anderson, property owners.

The variance will be granted with the condition that the buildings be of masonry or stone or brick construction.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 359 PAGE NO. 289 Group No. 2008